

**MINUTES OF THE PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments and a Text Amendment to the Jefferson County Zoning Ordinance

DATE: Thursday, October 18, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

The public hearing was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

Committee members present were Nass, Reese, Rinard and Jaeckel. David was absent. Zoning Department staff in attendance were Rob Klotz and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

No changes were proposed.

5. Public Hearing

6. Explanation of Process by Committee Chair

Nass reviewed the proceedings about to take place. Decision meeting for the Planning and Zoning Committee was set for October 29, with County Board action slated for November 13, 2012.

Klotz read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 18, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3612A-12 – Violet Chartier: Rezone to create a 3-acre lot around the home at **W1536 CTH B** in the Town of Concord, on PIN 006-0716-1631-000 (29.15 Acres).

Petitioner: Don Reinke, speaking for his wife, Barbara Reinke, said that they are creating a 3-acre parcel as indicated.

In Favor: No one

Opposed: No one

Questions from the Committee: None

Town Response: The Town of Concord returned a decision sheet indicating that they had no objection to the petition.

Staff Report: Read aloud by Klotz and on file in Zoning. Klotz asked about the age of the home, to which Reinke answered that it is more than 100 years old. Klotz asked if the petitioners were aware of the restrictions on animal units that could be allowed on the 3-acre lot; petitioners indicated that they were aware.

R3613A-12 – Steve Knoebel: Create a 3-acre lot around the home at **N4982 CTH P** in the Town of Concord from PINs 006-0716-3143-000 (20 Acres) and 006-0716-3142-001 (25 Acres).

Petitioner: Steve Knoebel stated that he is creating a lot around an early 1900's home at N4982 CTH P.

In Favor: No one

Opposed: No one

Questions from the Committee: None

Town Response: The Town of Concord returned a decision sheet indicating no objection to the petition.

Staff Report: Read aloud by Klotz and on file in Zoning. He reminded the petitioner of the limitation on animal units allowed.

R3614A-12 – Kenneth Meyer Estate, c/o Gary Hartling: Create a 2-acre lot around the home at **W140 USH 18** in the Town of Concord from PIN 006-0716-3641-000 (36.85 Acres).

Petitioner: A gentleman identifying himself as the personal representative for the estate spoke. He wants to carry out the provisions of Mr. Meyer's will, splitting the buildings off so they could be sold to Mr. Meyer's granddaughter.

In Favor: No one

Opposed: No one

Questions from the Committee: None

Town Response: The Town of Concord returned a decision sheet indicating no objection to the petition.

Staff Report: Read aloud by Klotz and on file in Zoning. Upon questioning, the petitioner reported that the home was built in the 1930's. Klotz reminded the petitioner of extraterritorial plat review powers of the Village of Summit.

R3615A-12 – Micheal & Pamela Ziarnik: Modify a previous request to allow creation of one vacant 2-acre lot on **STH 134** in the Town of Lake Mills from part of PINs 018-0713-3123-000 (13.2 Acres).

Petitioner: Micheal Ziarnik explained that they have chosen to modify their original request in order to create just one building site, occupying the same area as the previously approved two building sites.

In Favor: No one

Opposed: No one

Questions from the Committee: None

Town Response: The Town of Lake Mills returned a decision sheet indicating approval of the petition.

Staff Report: Read aloud by Klotz and on file in Zoning.

R3616A-12 – Robert G. Stephan: Rezone to create a 1-acre vacant lot on PIN 026-0616-1621-005 (10.562 Acres) along **Stephan Lane** in the Town of Sullivan.

Petitioner: Robert Stephan said that he wants to have one acre rezoned as a building site.

In Favor: No one

Opposed: No one

Questions from the Committee: None

Town Response: The Town of Sullivan returned a decision sheet indicating no objection to the petition.

Staff Report: Read aloud by Klotz and on file in Zoning. In response to Klotz's question, Mr. Stephan indicated that he has had a soil test done for the lot. Michelle Staff has already done a field inspection on the property, and though there are wetlands, they do not appear to affect the rezoning or buildability of the parcel.

TEXT AMENDMENT TO THE JEFFERSON COUNTY ZONING ORDINANCE

R3617T-12 – Jefferson County: Amend 11.04(f)6 as set forth in Ordinance 2011-28 to read as follows:

Minimum Lot Area. Thirty-five (35) acres, with the following exceptions and qualifiers:

- a. A-1 lots created around a residence constructed before January 15, 1975 as a result of a farm consolidation certified survey map recorded between January 15, 1975 and March 13, 2012, with such lots instead having a minimum lot area of one acre. (Farm consolidation lots for certified survey maps recorded after March 13, 2012 are still allowed, but require rezoning to the A-3 district.)
- b. Parcels of less than thirty-five (35) acres which existed prior to January 15, 1975, with such parcels instead having a minimum lot area equal to their lot area on January 15, 1975.

- c. On parcels with less than thirty-five (35) acres of contiguous land under common ownership, only one animal unit is allowed per acre, with a minimum of 2 acres required to house animal units.
- d. A-1 zoned lands transferred from a parcel of record to another after February 8, 2000 shall not be used to create A-3 lots or in the calculation of the number of A-3 lots available under the policies expressed in this Ordinance or the Agricultural Preservation and Land Use Plan.
- e. Parcels of less than thirty-five (35) acres which are a result of a zoning district amendment to the official Zoning Maps of Jefferson County.

Petitioner: Klotz explained the need to correct an omission in the Zoning Ordinance.

In Favor: No one

Opposed: No one

Questions from the Committee: Rinard asked whether item c. should address chickens, and Klotz explained why that isn't necessary.

7. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:16 p.m.

Motion carried on a voice vote with no objection.

Don Reese, Secretary

A digital recording of the meeting is available from the Zoning Department upon request.